

रत्नागिरी शहराची सुधारित विकास योजना (ई.पी)

महाराष्ट्र शासन

नगर विकास विभाग

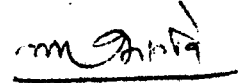
शासन निर्णय क्रमांक: नदि-एस-१८०१/४४१/प्र.क्र.३५/०२/नदि-१२

मंत्रालय, मुंबई-४०००३२

दिनांक: १६ जून, २००५

**शासन निर्णय:-** सोबतची अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने.



( मनोहर भागवे )

कक्ष अधिकारी

प्रति,

विभागीय आयुक्त, कोकण विभाग, कोकण भवन, नवी-मुंबई.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे.

जिल्हाधिकारी, रत्नागिरी.

उपसंचालक नगर रचना, कोकण विभाग, कोकण भवन, नवी-मुंबई.

नगर रचनाकार, रत्नागिरी शाखा, रत्नागिरी.

मुख्याधिकारी, रत्नागिरी नगरपरिषद, रत्नागिरी.

सहायक संचालक, माहिती व जनसंपर्क संचालनालय, नवीन प्रशासन भवन,

मंत्रालयासमोर, मुंबई.

व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

सोबतची अधिसूचना महाराष्ट्र शासनाच्या साधारण राजपत्रात प्रसिध्द करावी व त्याच्या २५ प्रती या विभागास व प्रत्येकी १० प्रती आणि उपसंचालक नगर रचना, महाराष्ट्र राज्य, पुणे, नगर रचनाकार, रत्नागिरी यांना पाठवाव्यात.

✓ कक्ष अधिकारी-(नदि-३), नगर विकास विभाग, मंत्रालय, मुंबई.

उक्त अधिसूचना शासनाच्या [www.Urban.Maharashtra.gov.in](http://www.Urban.Maharashtra.gov.in) वर प्रसिध्द करण्यात आली आहे.

निवडनस्ती (नदि-१२)

**GOVERNMENT OF MAHARASHTRA  
URBAN DEVELOPMENT DEPARTMENT  
Mantralaya, Mumbai-400 032,  
Date: ..... June, 2005.**

**NOTIFICATION**

No.TPS-1801/441/CR-35/02/UD-12:

Whereas, under Government Notification, Urban Development and Public Health Department, No.TPS-1574/1032/RPC, dated 12<sup>th</sup> December, 1974 has sanctioned the Development Plan of Ratnagiri Municipal Council (hereinafter referred to as "the said Council") and the same has come into force with effect from 13<sup>th</sup> January, 1975;

And whereas, the said Council vide its Administrator's Resolution No.231, dated 2<sup>nd</sup> May, 1984 made a declaration under sub section (1) of Section 23 read with Section 38 of the said Act, of its intention to prepare a revised Development Plan for the entire area within its Jurisdiction and published a notice to that effect, which appeared in Maharashtra Government Gazette, Konkan Division supplement, dated 7<sup>th</sup> June, 1984 on page No.688;

And whereas, the said Municipal Council after carrying out survey of the entire area within its jurisdiction, prepared and published a Draft Development Plan for entire area of Ratnagiri (hereinafter referred to as "the said Development Plan") on 21<sup>st</sup> December, 1993 and published a notice to that effect which appeared *Maharashtra Government Gazette*, Part II, Konkan Division supplement dated 30<sup>th</sup> December, 1993 on page No. 2265 inviting objections and suggestions to the said Draft Development Plan in accordance with the provisions of sub-section (i) of Section 26 of the said Act ;

And whereas, in accordance with the provision of sub-section (i) of Section 30 of the said Act, the said Development Plan is to be submitted to Government for sanction within a period of twelve months from the date of publication of Notice under Section 26 in the *Official Gazette* or within such further period as extended by Government from time to time but not in any case such extended period exceeding twenty four months in aggregate;

And whereas, in accordance with the provision of Section 30 of the said Act, the said Council has submitted the said Plan to the Government of Maharashtra for sanction vide President's letter, dated 30<sup>th</sup> November, 1996;

And whereas, in accordance with the provisions of sub-section (1) of Section 31 of the said Act, the said Plan is required to be sanctioned by the State Government not later than one year from the date of receipt of the said Plan from the said Officer or within such further period, as the State Government may decide either without modification or subject to such modifications as the State Government may consider proper or return the said Plan to the Planning Authority for modifying the said Plan as it may direct or it may refuse to accord sanction and direct the Planning Authority to prepare a fresh Development Plan ;

And whereas, Government after making necessary enquiry and after consulting the Director of Town Planning, Maharashtra State, Pune and after carefully examining the

reservations, proposals and Development Control Regulations has decided to make some modifications in the said Plan as well as in the Development Plan Regulations and excluding certain parts in which substantial changes have been made, and accorded sanction to the said Development Plan and the Development Control Regulations, vide Government Notification No.TPS-1899/13/CR-186/A/99/UD-12, dated 27<sup>th</sup> April, 2000;

And whereas, it is seen that some of the modifications proposed to be made by the State Government are of substantial nature requiring republication under Section 31 of the said Act, the modifications which are of substantial nature are given in Schedule-II, appended to this notification and are also shown on the said Development Plan verged in Green colour and marked as excluded portion E.P. 1 to E.P.60;

And whereas, in exercise of the powers conferred by sub-section (2) of Section 31 of the said Act, Government of Maharashtra published a notice bearing No.TPS 1899/13/CR-186/B/99/UD-12, dated 27<sup>th</sup> April, 2000 in *Maharashtra Government Gazette* dated 5<sup>th</sup> May, 2000 (hereinafter referred to as "the said notice") thereby inviting suggestions and objections from person/persons in respect of substantial modifications (hereinafter referred to as "the said modifications") as given in Schedule II appended to the said notice within a prescribed period from the date of publication of the said notice in the official gazette. The notice is also published in newspapers, namely Daily Afternoon on dated 12/5/2000 and extension of time limit for suggestions and objections published in Ratnagiri Times on dated 27/7/2000;

And whereas, the Deputy Director of Town Planning, Konkan Division, Navi Mumbai (hereinafter referred to as "the said Officer") Konkan Bahvan, 3<sup>rd</sup> Floor, CBD Belapur, Navi Mumbai who has been appointed as Officer under Section 31(2) of the said Act by the State Government to hear the persons who have filed objections and to submit his report in respect of the substantial modifications to Government and whereas, the said Officer has submitted his report to Government ;

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary enquiries, Government of Maharashtra is of the opinion that it is necessary to sanction the said modifications in respect of all the substantial modifications;

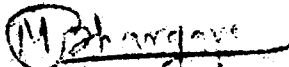
Now therefore, in exercise of the powers conferred by sub section (1) of Section 31 of the said Act and of all the other powers enabling it in that behalf, the Government of Maharashtra hereby: -

- (1) sanctions the said modifications in respect of E.P.No. 1 to 60 of the Ratnagiri city as shown on plan and move particularly described in schedule appended under this notification and
- (2) fixes the 27/6/2005 to be the date on which said modifications of the said Development Plan shall come in to force.

**Note :**

Copies of the plan showing said modifications made by the Government in the above schedule shall be kept open for inspection by the public during all working days for a period of one year in the office of the Ratnagiri Municipal Council.

By order and in the name of Governor of Maharashtra,

  
(Manohar Bhargave)  
Section Officer.

### Schedule of Modifications.

Exclude d portion	Sheet No./ Sector No.	Modifications proposed by Government under Section 31 as published in Notice No.TPS-1899/13/CR-186/B/99/UD-12 dt.27 <sup>th</sup> April, 2000	Details of E.P. sanctioned by Govt. u/s 31(1)
1	A/1	12.19 M. wide road is proposed to be reinstated as shown on plan.	12.19 mt. wide road is deleted and Included in Residential Zone & existing north side road is shown as D.P. Road.
2	A/1	Site No.34, Play Ground is proposed to be reinstated as shown on plan.	Sanctioned as proposed.
3	A/1	Zoning of land is proposed to be changed from Industrial Zone to No Development Zone as shown on plan.	Sanctioned as proposed.
4	A/1	Site No.25, Play Ground is proposed to be reinstated as shown on plan.	Northern portion of site No.25, Play Ground is deleted and included in Residential Zone. Remaining site reinstated as Play Ground as shown on plan.
5	A/2	Site No.22, Open Space is proposed to be reinstated as shown on plan.	Designation of site No.22 is changed to Traffic Island instead of Open Space.
6	B/2	Alignment of 9.14 M. wide road is proposed to be reinstated and shifted as shown on plan.	Sanctioned as proposed.
7	B/2	An area under S.No.236 of Zadgaon is proposed to be reinstated in site No.35 along with the area upto 9.14 M. wide North-South road as shown on plan.	Sanctioned as proposed.
8	B/2	Site No.36, Play Ground is proposed to be reinstated as shown on plan.	Sanctioned as proposed.
9	B/2	New 12.19 M. wide road is proposed through site No. 50 reserved for Municipal Hospital and along site No. 49 reserved for Children Park upto 12.19 M. wide Dafalewadi road as shown on plan.	Sanctioned as proposed.
10	H/2	Site No.91, Garden is proposed to be reinstated and designated as Mutton & Fish Market.	Site No.91, Garden deleted and included in Residential Zone as shown on plan.
11	B/2	South-North part of 6.10 M. wide proposed new road is proposed to be deleted and remaining East-West part of this new road is proposed to be extended upto 6.10 M. wide North-South road as shown on plan.	Sanctioned as proposed.
12	F/1	Alignment of 30.0 M. wide road is	Sanctioned as proposed.

		proposed to be reinstated as 24.0 M. wide as shown on plan.	
13	F/3	Site No.17, Swimming Pool is proposed to be reinstated as shown on plan.	Sanctioned as proposed.
14	F/1	Site No. 13, Municipal Drainage Scheme is proposed to be deleted and area within Municipal limit is proposed to be included in Industrial Zone and a new site is proposed for Municipal Drainage Scheme in S.No.125 A3B as shown on plan.	Land outside of Municipal limit is deleted from Site No.13, Municipal Drainage Scheme and remaining site reinstated as Municipal Drainage Scheme as shown on plan. New site proposed for Municipal Drainage Scheme is deleted and land under site is included in Industrial Zone as shown on plan.
15	G/3	Site No.128, Parking is proposed to be reinstated as shown on plan.	Sanctioned as proposed.
16	G/4	Island and 9.14 M. wide road is proposed to be reinstated as shown on plan.	Island and 9.14 M. wide road deleted and included in Public Semi. public Zone as shown on plan
17	G/3	Site No.65, Island reserved for island and some portion of 30 M. wide road is proposed to be deleted and included in Residential Zone.	Sanctioned as proposed.
18	G/5	Road width is proposed to be reinstated as 9.14 M. as shown on plan.	Road width reduced to 6.10 M. as per sanctioned Development Plan as shown on plan.
19	G/5	9.14 M. wide road is proposed to be reinstated as shown on plan.	Sanctioned as proposed.
20	G/6	Site No.19 and Site No.56, Car Stand & Grass Market of Draft Development Plan published under Section 26 are proposed to be amalgamated alongwith 9.12 M. wide North-South road and the combined site as shown on plan is proposed to be designated as Recreational Ground.	Sanctioned as proposed.
21	H/4	12.19 M. wide road is proposed to be reinstated as shown on plan and land bearing S.No.371 A1 A2, 371 A1A1A is proposed to be included in Agricultural and allied user zone as shown on plan.	12.19 M. wide road is deleted and land under road and surrounding area included in Agricultural and allied user Zone as shown on plan.
22	H/5	An area admeasuring approximately 400 sq.mt. out of site No.136 reserved for parking excluded from reservation is proposed to be included in reservation as shown on plan.	Sanctioned as proposed.
23	H/6	New 6.10 M. wide road is proposed to be reinstated as shown on plan.	Sanctioned as proposed.

		12.19 M. wide road is proposed as shown on plan.	
38	A/2	Site No.122, Parking is proposed to be deleted and land so released is proposed to be included in Residential Zone.	Sanctioned as proposed.
39	G+H/4	Site No.70, Municipal Water Supply Scheme is proposed to be merged in site No.71, Park and reserved for Park.	Sanctioned as proposed.
40	B/2	Site No.124, Parking is proposed to be deleted and land so released is proposed to be included in Residential Zone.	Sanctioned as proposed.
41	Killa Sheet/I	Zoning of land from S.No.34 and 35 to the East of Site No.1, Picnic Point is proposed to be changed from Residential to No Development Zone as shown on plan.	Sanctioned as proposed.
42	F+G+H	18 M. wide road is proposed to be deleted as shown on plan.	Sanctioned as proposed.
43	H/5	9.14 M. wide road is proposed to be deleted and land so released is proposed to be included in adjacent zone as shown on plan.	Sanctioned as proposed.
44	G/4	12.0 M. wide North-South road is proposed to be deleted and land so released is proposed to be included in adjacent zone as shown on plan.	Sanctioned as proposed.
45	H/4	12.19 M. wide road link is proposed to be deleted and land so released is proposed to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
46	I/5	12.19 M. wide road is proposed to be deleted and land so released is proposed to be included in No Development Zone.	Sanctioned as proposed.
47	F/3	New 18.28 M. wide North-South road is proposed from 24.38 M. wide East-West road towards seashore and new parking site (numbered as 14A) is proposed as shown on plan.	Sanctioned as proposed.
48	H+I/6	Site No.103, Institute for Higher Education is proposed to be deleted and land so released is proposed to be included in Orchard Zone.	Sanctioned as proposed.
49	Killa Sheet/I	Site No.2, Garden is proposed to be deleted and land so released is proposed to be included in No Development Zone.	Sanctioned as proposed.
50	Killa Sheet/I	Site No.4, Bus Terminus is proposed to be deleted and land so released is proposed to be included in No Development Zone.	Sanctioned as proposed.
51	Killa	Site No.3, Garden is proposed to be	Site No.3 reserved for Bus

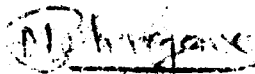
24	H/5	Site No.81, M.S.E.B. is proposed to be merged in site No.136, Parking and redesignated as Parking.	Sanctioned as proposed.
25	H/4	Site No.94, Primary School is proposed to be reinstated as shown on plan.	Sanctioned as proposed.
26	H/4	Road width of 12.19 M. is proposed to be reinstated as shown on plan.	Road width reduced to 9.0 M. and deleted portion included in Residential Zone as shown on plan.
27	H/4	Road width is proposed to be reinstated as 12.19 M. as shown on plan.	Sanctioned as proposed.
28	I/7	12.19 M. wide road is proposed to be reinstated as shown on plan.	Road alignment modified as per plan submitted under Section 30 as shown on plan.
29	I/5	Site No.111, Picnic Point is proposed to be reinstated as shown on plan.	Sanctioned as proposed.
30	H+I/7	Site No.99, Municipal Hospital is proposed to be reinstated and designated as Primary School and Play Ground alongwith new 9.14 M. wide road as shown on plan.	Site No.99, Municipal Hospital partly deleted and included in Residential Zone as shown on plan. Remaining changes sanctioned as proposed.
31	A+B+F +G	Additional congested area proposed by Municipal Council is not justified. Congested area is retained as per Draft Development Plan published under Section 26.	Kept in abeyance.
32	H/7	9.14 M. wide road to the West of site No.97, Market is proposed to be deleted and land so released is proposed to be Included in Residential Zone as shown on plan.	Sanctioned as proposed.
33	H/6	Site No.86, Open Space is proposed to be reinstated as shown on plan.	Sanctioned as proposed.
34	B/2	6.10 M. wide road is proposed to be reinstated as shown on plan.	Sanctioned as proposed.
35	A+I	Site No.147, Parking, Rickshaw stand and Public Latrine is proposed to be shifted in Tree Plantation Area and designated as Parking and Rickshaw stand. Road alignment is proposed to be retained as shown on plan.	Sanctioned as proposed.
36	H/5	Site No.79, Municipal Rest House is proposed to be reinstated as shown on plan.	Eastern portion of site No.79, Municipal Rest House is deleted and included in Residential Zone as shown on plan.
37	H/4	Unnumbered site of Parking is proposed to be modified and designated as Traffic Island and numbered as 94A and a new	Sanctioned as proposed.

	Sheet/I	deleted and land so released is proposed to be included in No Development Zone.	Terminus as shown on plan.
52	F/3	Width of Bunder road from Congress Bhavan to Bhadang Naka is proposed to be increased from 9.14 M. to 15.0 M. and from Bhadang Naka to Mandavi Bunder is proposed to be increased to 12.0 M. as shown on plan.	Sanctioned as proposed.
53	F	Southern boundary of site No.16, Recreational Ground is proposed to be extended upto 24.38 Mt. wide East-West road deleting site No.15 reserved for M.S.E.B. Designation of site is proposed to be changed as Playground.	Sanctioned as proposed.
54	Killa Sheet/I	Site No.6, Gymnasium, Library & Dispensary is proposed to be deleted and land so released is proposed to be included in Residential Zone.	Sanctioned as proposed.
55	Killa Sheet/I	Boundaries of existing Primary School near Bhageshwar Temple is corrected and remaining part of site No.7, Primary School and Play Ground is proposed to be deleted and land so released is proposed to be included in Residential Zone.	Sanctioned as proposed.
56	G/4	Land to the West of District Court building is proposed to be reserved for Park as site No.56A alongwith new 9.0 M. wide North-South road as shown on plan.	Sanctioned as proposed.
57	G/3	Width of 9.14 M. wide road is proposed to be increased to 12.0 M. as shown on plan.	Sanctioned as proposed.
58	H/4	Reservation is proposed to be deleted and land under reservation is proposed to be included in "G" zone (Orchard land)	Site No.92 reserved for Fish & Mutton Market as shown on plan.
59	Rule No. 19.2	In addition to Rule No.19.2 following directives issued (in Marathi) by Government in Urban Development Department No. TPB-4396/114/CR-89/96/UD-11, dated 10 <sup>th</sup> June, 1996, under Section 154 of the M.R. & T.P. Act, 1966 are incorporated.	Sanctioned as proposed.
60	Rule No. 20.3.2	Rule No.20.3.2 is hereby replaced as follows: - Mercantile or Commercial Building: - (i) Built-up area :- The maximum permissible built-up area shall not be more than 1/3 of the plot area. (ii) Total covered area on all floors shall not exceed net plot area.	Sanctioned as proposed.



		<p>(iii) Minimum open space of 4.5 M. as front set back and 3.0 M. as Side and Rear.</p> <p>(iv) Maximum number of storeys – (G+2)</p> <p>(v) Mercantile or Commercial Buildings shall have a frontage on roads having width of 12.0 M. or above.</p>	
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By order and in the name of the Governor of Maharashtra,



(Manohar Bhargave)  
Section Officer.